

DATE OF SUBMITTAL: JULY 23, 2012

OWNER/DEVELOPER:
BRIDGEWOOD PROPERTY COMPANY
1502 AUGUSTA DRIVE, SUITE 390
HOUSTON, TEXAS 77057

ENGINEER:
JONES & CARTER, INC.
1701 DIRECTORS BLVD., SUITE 400
AUSTIN, TEXAS 78744
512-441-9493

LANDSCAPE ARCHITECT:
CARILLO DEAN LANDSCAPE ARCHITECTURE
4022 MANCHACA ROAD
AUSTIN, TEXAS 78704
512-775-0384

LEGAL DESCRIPTION:
LOT 1C2 OF RESUBDIVISION OF LOT 1C OF
RESUBDIVISION OF LOT 1, BLOCK "B",
DOUBLE CREEK VILLAGE BLOCK "B",
DOCUMENT NO. 201200053

SUBDIVISION CASE NO.: - CB-2011-0163.04

ZONING: MF-2, C14-2010-0174

SUBURBAN WATERSHED: ONION CREEK

PRIVATE DRAINAGE EASEMENT: DOC. # 201101138

- GENERAL PLAN NOTES:
1. RELEASE OF THIS APPLICATION DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF HIS/HER SUBMITTAL, WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY CITY ENGINEERS.
 2. WATERSHED STATUS: THIS PROJECT IS LOCATED IN THE ONION CREEK (SUBURBAN) WATERSHED, AND IS NOT CONTAINED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE. THIS PROJECT COMPLIES TO THE WATERSHED PROTECTION REGULATIONS IN CHAPTERS 25-7 AND 25-8 OF THE LDC.
 3. NO PORTION OF THIS SITE IS LOCATED WITHIN THE 100-YEAR FLOODPLAIN, FROM SEPTEMBER 26, 2008.
 4. THERE ARE NO NATURAL SLOPES ON THIS SITE IN EXCESS OF 15%.
 5. THERE ARE NO KNOWN CRITICAL ENVIRONMENTAL FEATURES ON THIS SITE.
 6. THERE ARE NO TREES GREATER THAN 8" ON SITE.
 7. THE PLAN IS COMPLETE, ACCURATE AND IN COMPLIANCE WITH CHAPTER 25-8, SUB-CHAPTER A OF THE LAND DEVELOPMENT CODE.
 8. THIS SITE PLAN IS SUBJECT TO SUBCHAPTER E OF THE LAND DEVELOPMENT CODE (COMMERCIAL DESIGN STANDARDS).
 9. AN ADMINISTRATIVE VARIANCE WAS GRANTED PER SECTION 25-8-42(B)(5) OF THE LDC FOR CUT/FILL OVER 4 FEET ASSOCIATED WITH THE WATER QUALITY AND/OR DETENTION FACILITIES.
 10. APPROVAL OF THESE PLANS BY THE CITY OF AUSTIN INDICATES COMPLIANCE WITH APPLICABLE CITY REGULATIONS ONLY. APPROVAL BY OTHER GOVERNMENTAL ENTITIES RESPONSIBLE FOR DETERMINING WHAT ADDITIONAL APPROVALS MAY BE NECESSARY, INCLUDING PARTICIPATION IN THE REGIONAL STORMWATER MANAGEMENT PROGRAM, WAS OBTAINED BY THE CITY OF AUSTIN WATERSHED DIVISION AND DEVELOPMENT REVIEW DEPARTMENT, WATERSHED ENGINEERING.
 12. COMPLIANCE WITH BUILDING DESIGN STANDARDS, ARTICLE 3 OF SUBCHAPTER E, IS REQUIRED, AND IS TO BE REVIEWED FOR COMPLIANCE DURING BUILDING CODE REVIEW.
 13. A FEE-N-LIED OF PARKLAND DEDICATIONS HAS BEEN PAID FOR 126 DWELLING UNITS.

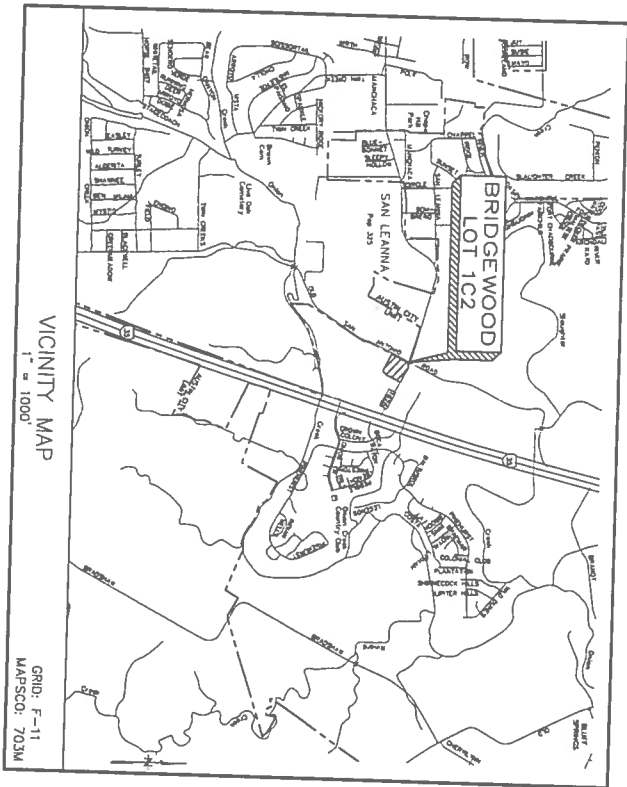
CITY OF AUSTIN
WATER AND WASTEWATER UTILITY
SPECIAL SERVICES DIVISION
(512) 972-1060

THIS PROJECT HAS PRIVATE HYDRAULICS INSTALLED WITHIN THE PROPERTY. THE PROPERTY OWNER IS REQUIRED TO COMPLY WITH AUSTIN FIRE CODE. FAILURE TO COMPLY MAY RESULT IN CIVIL AND/OR CRIMINAL REMEDIES AVAILABLE TO THE CITY. THE PERFORMANCE OF THIS OBLIGATION SHALL REMAIN REST WITH THE OWNER OF RECORD. FIRE HYDRAULICS ON PRIVATE PROPERTY ARE REQUIRED TO BE SERVICED, MAINTAINED AND FLOWED ANNUALLY USING A CONTRACTOR REGISTERED WITH THE CITY TO PROVIDE THE SERVICE. THIS PROJECT INCLUDES 3 PRIVATE HYDRAULICS.

REVISIONS/CORRECTIONS

REV #	DESCRIPTION	REVISION (R) DELETE (D) ADD (A)	SHEET NO'S	TOTAL SHEETS IN PLAN SET	NET CHANGE IN SHEET COVER SF	TOTAL SITE COVER SF / %	CITY OF AUSTIN APPROVAL DATE	DATE

SITE DEVELOPMENT PERMIT PLANS
FOR
BRIDGEWOOD ONION CREEK
11300 FARRAH LANE
AUSTIN, TX 78747
FOR
BRIDGEWOOD PROPERTY COMPANY



INDEX OF DRAWINGS

SHEET #	TITLE
1.	COVER SHEET & INDEX
2.	GENERAL NOTES
3.	FINAL PLAN
4.	PRE-CONSTRUCTION EROSION AND SEDIMENTATION CONTROL PLAN
5.	MID-CONSTRUCTION EROSION AND SEDIMENTATION CONTROL PLAN
6.	PERMANENT EROSION AND SEDIMENTATION CONTROL AND GRADING PLAN
7.	SITE PLAN
8.	EXISTING DRAINAGE AREA MAP
9.	PROPOSED DRAINAGE AREA MAP
10.	WATER AND WASTEWATER PLAN
11.	DRAINAGE CALCULATIONS
12.	POND NOTES AND DETAILS
13.	STORM WATER & PAVING DETAILS
14.	EROSION CONTROL NOTES AND DETAILS
15.	WATER AND WASTEWATER DETAILS
16.	SITE PLAN DETAILS
17.	LANDSCAPE PLAN
18.	LANDSCAPE DETAILS AND CALCULATIONS

REVIEWED BY:

FOR THE DIRECTOR OF PLANNING AND
DEVELOPMENT REVIEW DEPARTMENT

FIRE DEPARTMENT

INDUSTRIAL WASTE DEVELOPMENT

AUSTIN WATER UTILITY
SOUTH PRESSURE ZONE
STATIC PRESSURE = 95 PSI

PERMIT NO. _____
DOMESTIC DEMAND = 209 GPM PEAK HOUR
FIRE FLOW = 3,500 GPM BASED ON 16,665 SF, TYPE 1B
2,000 GPM SPRINKLER CREDIT
1,500 GPM TOTAL FIRE FLOW DEMAND

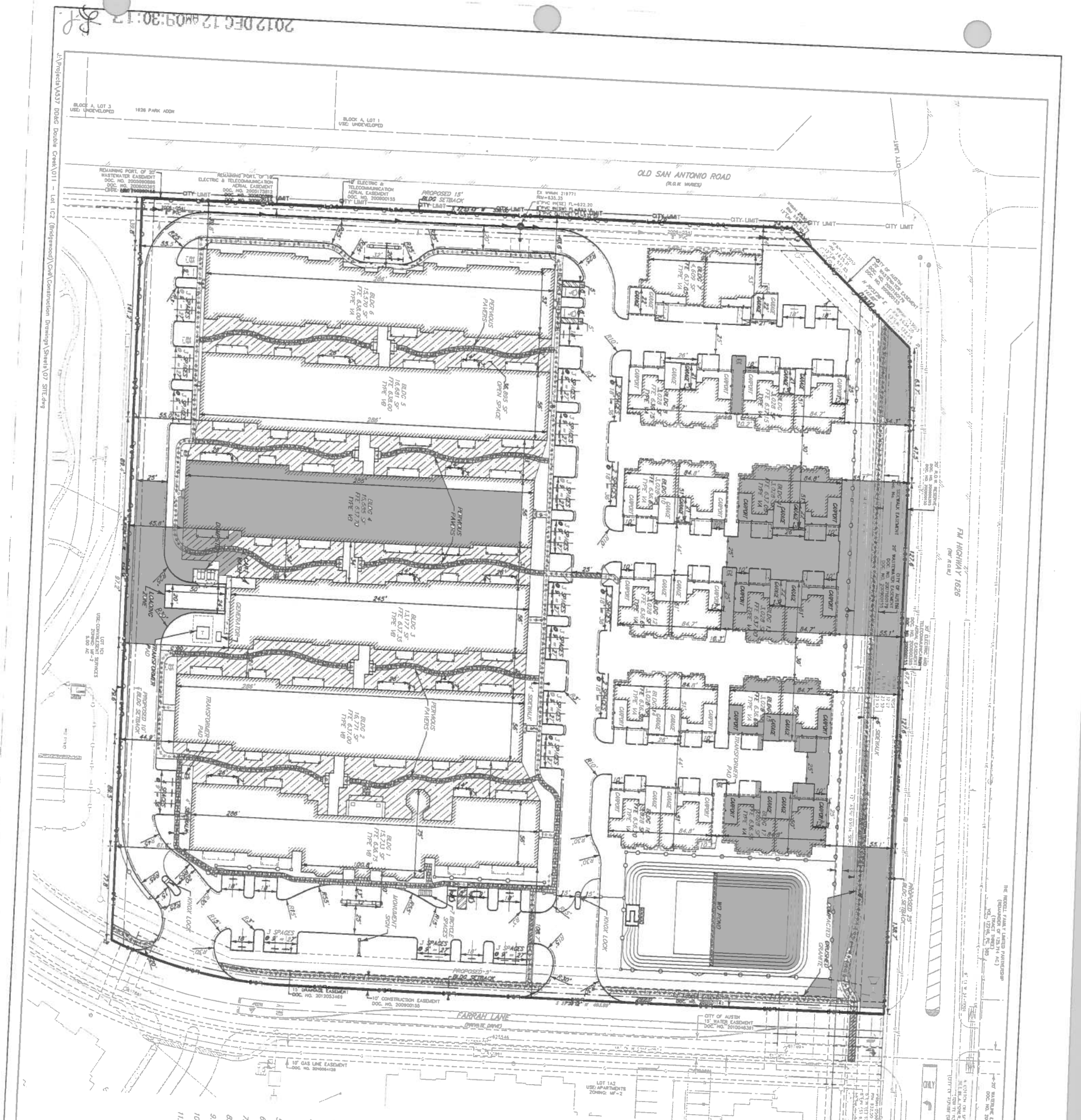
Shawn C. Grayham
SHAWN C. GRAYHAM, PE

12-3-2012
DATE

JULY 2012

JONES & CARTER, INC.
ENGINEERS • PLANNERS • SURVEYORS
1701 Directors Blvd., Suite 400 Austin, Texas 78744 (512) 441-9493

SITE PLAN APPROVAL. SHEET 1 OF 18	
FILE NUMBER _____	APPLICATION DATE _____
APPROVED BY COMMISSION ON _____	UNDER SECTION _____ OF
CHAPTER _____ OF THE CITY OF AUSTIN CODE	CASE MANAGER _____
EXPIRATION DATE (25-9-B1, LDC) _____	DWR _____ DOZ _____
PRODUCT EXPIRATION DATE (ORD 970903-A) _____	DOZ _____
Director, Planning and Development: Shawn C. Grayham	
Rev. 1 _____	Zone _____
Rev. 2 _____	Correction 1 _____
Rev. 3 _____	Correction 2 _____
Final plan must be recorded by the Project Engineer Date of Application. Subsequent Plan Revisions must be recorded by the City Engineer at the time of filing and all required Building Permits must be approved prior to the Project Expiration Date.	
DOH BY: SSC	DATE: JULY 2012
DWN BY: DJC	JOB NO: 4537-011
SHEET NO. 1 OF 18	



NOTES:

1. ALL EXTERIOR LIGHTING WILL BE FULL CUT-OFF AND FULLY SHIELDED IN CONFORMANCE WITH SUBCHAPTER E 2.5 AND WILL BE SUBSTITUTION OF LIGHT FIXTURES SHALL BE CHANGE OR THE DIRECTOR FOR APPROVAL IN ACCORDANCE WITH SECTION 2.5.2.
2. THERE ARE NO EXISTING BUILDINGS WITHIN 50 FEET OF THIS SITE.
3. SCHEDULING FOR SOLID WASTE COLLECTION AND LOADING AREAS SHALL BE THE SAME AS OR OF EQUAL QUALITY TO, PRINCIPAL BUILDING MATERIALS.
4. ALL IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE BASED SITE PLAN. ANY ADDITIONAL IMPROVEMENTS WILL BE APPROVED BY THE PLANNING DEPARTMENT.
5. APPROVAL OF THIS SITE PLAN DOES NOT INCLUDE BUILDING AND DEVELOPMENT CODE CHAPTER 25-10.
6. ALL SIGNS MUST COMPLY WITH REQUIREMENTS OF THE LAND DATE.
7. ADDITIONAL ELECTRICAL EASEMENTS MAY BE REQUIRED AT A LATER DATE.
8. WATER AND WASTEWATER SERVICE WILL BE PROVIDED BY THE CITY OF AUSTIN.
9. FOR DRIVEWAY CONSTRUCTION, THE OWNER IS RESPONSIBLE FOR ALL COSTS FOR RELOCATION OF, OR DAMAGE TO, UTILITIES.
10. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS NOTED.
11. BUILDINGS 1-6 AND BUILDINGS 7-17 TO BE SPRINKLERED PER NFPA 13 AND NFPA 13D, RESPECTIVELY.

BRIDGEWOOD ONION CREEK
HOUSTON, TX
11300 FARRAH LANE

SITE PLAN

BRIDGEWOOD ONION CREEK
HOUSTON, TX
11300 FARRAH LANE

LEGEND

- EXISTING LEGEND
 - FIRE HYDRANT W/ GATE VALVE
 - WATERLINE W/ GATE VALVE
 - TAP & SLEEVE VALVE
 - WATERLINE W/ REDUCER
 - WATER METER
 - WASTEWATER MANHOLE
 - WASTEWATER W/ CLEANOUT
 - STORM SEWER MANHOLE
 - STORM SEWER W/ INLET
 - GROUND CONTOUR
 - FIRELINE
 - HC ROUTE
 - LIMITS OF CONSTRUCTION
 - OPEN SPACE
- PROPOSED LEGEND
 - FIRE HYDRANT W/ GATE VALVE
 - WATERLINE W/ GATE VALVE
 - TAP & SLEEVE VALVE
 - WATERLINE W/ REDUCER
 - WATER METER
 - WASTEWATER MANHOLE
 - WASTEWATER W/ CLEANOUT
 - STORM SEWER MANHOLE
 - STORM SEWER W/ INLET
 - GROUND CONTOUR
 - FIRELINE
 - HC ROUTE
 - LIMITS OF CONSTRUCTION
 - OPEN SPACE

PERMITS & EASEMENTS

NO.	DATE	REVISIONS	APP.
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			
16			
17			
18			
19			
20			
21			
22			
23			
24			
25			
26			
27			
28			
29			
30			
31			
32			
33			
34			
35			
36			
37			
38			
39			
40			
41			
42			
43			
44			
45			
46			
47			
48			
49			
50			
51			
52			
53			
54			
55			
56			
57			
58			
59			
60			
61			
62			
63			
64			
65			
66			
67			
68			
69			
70			
71			
72			
73			
74			
75			
76			
77			
78			
79			
80			
81			
82			
83			
84			
85			
86			
87			
88			
89			
90			
91			
92			
93			
94			
95			
96			
97			
98			
99			
100			

PERMITS & EASEMENTS

NO.	DATE	REVISIONS	APP.
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			
16			
17			
18			
19			
20			
21			
22			
23			
24			
25			
26			
27			
28			
29			
30			
31			
32			
33			
34			
35			
36			
37			
38			
39			
40			
41			
42			
43			
44			
45			
46			
47			
48			
49			
50			
51			
52			
53			
54			
55			
56			
57			
58			
59			
60			
61			
62			
63			
64			
65			
66			
67			
68			
69			
70			
71			
72			
73			
74			
75			
76			
77			
78			
79			
80			
81			
82			
83			
84			
85			
86			
87			
88			
89			
90			
91			
92			
93			
94			
95			
96			
97			
98			
99			
100			

PERMITS & EASEMENTS

NO.	DATE	REVISIONS	APP.
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			
16			
17			
18			
19			
20			
21			
22			
23			
24			
25			
26			
27			
28			
29			
30			
31			
32			
33			
34			
35			
36			
37			
38			
39			
40			
41			
42			
43			
44			
45			
46			
47			
48			
49			
50			
51			
52			
53			
54			
55			
56			
57			
58			
59			
60			
61			
62			
63			
64			
65			
66			
67			
68			
69			
70			
71			
72			
73			
74			
75			
76			
77			
78			
79			
80			
81			
82			
83			
84			
85			
86			
87			
88			
89			
90			
91			
92			
93			
94			
95			
96			
97			
98			
99			
100			

PERMITS & EASEMENTS

NO.	DATE	REVISIONS	APP.
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			
16			
17			
18			
19			
20			
21			
22			
23			
24			
25			
26			
27			
28			
29			
30			
31			
32			
33			
34			
35			
36			
37			
38			
39			
40			
41			
42			
43			
44			
45			
46			
47			
48			
49			
50			
51			
52			
53			
54			
55			
56			
57			
58			
59			
60			
61			
62			
63			
64			
65			
66			
67			
68			
69			
70			
71			
72			
73			
74			
75			
76			
77			
78			
79			
80			
81			
82			
83			
84			
85			
86			
87			
88			
89			
90			
91			
92			
93			
94			
95			
96			
97			
98			
99			
100			

PERMITS & EASEMENTS

NO.	DATE	REVISIONS	APP.
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			
16			
17			
18			
19			
20			
21			
22			
23			
24			
25			
26			
27			
28			
29			
30			
31			
32			
33			
34			
35			
36			
37			
38			
39			
40			
41			
42			
43			
44			
45			
46			
47			
48			
49			
50			
51			
52			
53			
54			
55			
56			
57			
58			
59			
60			
61			
62			
63			
64			
65			
66			
67			
68			
69			
70			
71			
72			
73			
74			
75			
76			
77			
78			
79			
80			
81			
82			
83			
84			
85			